

ZONING BOARD OF APPEALS
****TOWN OF GRAND ISLAND****

AGENDA
July 6, 2023

NEW BUSINESS:

- 1) 3073 Whitehaven Road – Michael Fachko
Requests a front yard setback variance for the construction of a detached garage on a corner lot.
- 2) 3508 Wallace Drive – Robbyn Drake
Requests side and rear yard setback variances to locate an accessory structure in the rear yard.
- 3) 10 Island Park Circle – Elias Mansour
Requests a front yard setback variance and height variance for a fence on a corner lot.
- 4) 1576 Red Jacket Road – Michael Peppers
Requests side and rear yard setback variances to locate shed in rear yard.
- 5) 2956 Sunset Drive – Kevin Burngasser
Requests a front and side yard setback variance for garage and house addition.
- 6) 652 Alt Blvd. – Theresa Bennett
Requests a side yard setback variance for the location of a detached garage.
- 7) 175 Regency Drive – Eileen Loos
Requests a side yard setback variance and area variance for an attached garage addition.

CORRESPONDENCE:

None

OLD BUSINESS: NONE

APPROVE MINUTES: Approve ZBA Minutes from June 1, 2023 as written. The meeting was held live and via Zoom and may be viewed on You-tube with a link from the town website.

OTHER MINUTES RECEIVED:

Board of Architectural Review Minutes – April 18, 2023

Planning Board Agenda –June 12, 2023

Planning Board Minutes-May 8, 2023

Town Board Agenda –Regular Meeting # 9, May 15, 2023, Regular Meeting # 10, June 5, 2023,

Town Board Minutes –Regular Meeting # 8, May 1, 2023, Regular Meeting # 9, May 15, 2023

1



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-025

PAID
TOWN CLERK
Town of Grand Island

MAY 26 2023

DR
v/c
\$150-

Appeal Concerns Property at the following address:

3073 Whitehaven Rd
Grand Island, New York 14072

Patricia A. Frenz

Property Owner's Name: Michael Fachko

County Tax Map SBL Number: 36.01-4-44.1

Zoning District Classification: R-1A

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity: Proposed 30 x 40 garage in front yard setback.

Current Use of Property: *Residential*

Denial was made because of a violation or conflict with the Zoning Code (s): *Schedule I*

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Front yard setback	50 LF	15 LF	35 LF

Applicant: Michael Fachko, 3073 Whitehaven Rd , Grand Island, NY 14072

Applicant's Signature / Phone: *Michael Fachko*

Date: *5/26/2023*

*****SUBMIT ONE COPY OF THIS APPLICATION AND NON-REFUNDABLE FEE OF \$150 FOR HEARING TO THE TOWN CLERK*****

*****THE TOWN OF GRAND ISLAND ENFORCEMENT OFFICER AND OTHER REPRESENTATIVES OF THE TOWN SHALL HAVE THE RIGHT TO ENTER AND INSPECT, AT ANY REASONABLE HOUR, ANY EXTERIOR PREMISES FOR WHICH A VARIANCE HAS BEEN REQUESTED.*****



APPLICATION FOR AN AREA VARIANCE

PAID
TOWN CLERK
Town of Grand Island

MAY 30 2023

ZBA-2023-026

Appeal Concerns Property at the following address:

3508 Wallace Dr
Grand Island, New York 14072

Patricia A. Frenzgel
PD \$150.00 WAV
CASH

Property Owner's Name: Robbyn Drake

County Tax Map SBL Number: 12.13-5-12.1

Zoning District Classification: R-1E

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity: Request to locate a 18' x 12' x 8' shed in the required side and rear yard setback.

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-142A

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Required side yard setback for accessory	8 ft. (height of shed)	5 ft.	3 ft
Required rear yard setback for accessory	8 ft. (height of shed)	4 ft	4 ft. rear yard setback variance

Applicant: Robbyn Drake, 3508 Wallace Dr, Grand Island, NY 14072

Applicant's Signature / Phone: *Robbyn Drake* Date: 5/30/23

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PAID
TOWN CLERK
Town of Grand Island

JUN 06 2023

DR # 175
CR #
\$150-

3



Patricia A. Frenzel

APPLICATION FOR AN AREA VARIANCE

ZBA-2023-029

Appeal Concerns Property at the following address:

10 Island Park Cir
Grand Island, New York 14072

Property Owner's Name: Elias Mansour

County Tax Map SBL Number: 24.09-3-23

Zoning District Classification: R-1D

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity: Request to locate a fence in the required front yard setback

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-155

State the type of Variance needed:

CORRECTED
6/9/23

Name	Requirement	Proposed	Variance Amount
Required front yard setback	35 ft.	15 ft	20 ft.
Height of fence	3 ft in required ft yard	4 ft	1 ft height variance

Applicant: Elias Mansour, 10 Island Park Cir, Grand Island, NY 14072

Applicant's Signature / Phone: _____

Date: 6/6/23

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APPLICATION FOR AN AREA VARIANCE

ZBA-2023-030

PAID
TOWN CLERK
Town of Grand Island

JUN 7 2023

Appeal Concerns Property at the following address:

1576 Red Jacket Rd
Grand Island, New York 14072

Property Owner's Name: Michael Peppers

County Tax Map SBL Number: 51.10-3-10

Zoning District Classification: R-1E

Patricia A. Frenzel
Blantz
150

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity: Request to locate a 10' x 12' x 8' shed in the required rear and side yard setback

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-142A

DL 13/8

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Required side yard setback for accessory structure	8 ft.....	5ft.	3 ft. side yard setback variance
Rear yard setback for accessory structure	8 ft.	5 ft	3 ft rear yard setback variance

Applicant: Michael Peppers, 1576 Red Jacket Rd, Grand Island, NY 14072-2331

Applicant's Signature / Phone: *[Signature]* 716-364-0004

Date: 7 June 2023

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PAID
TOWN CLERK
Town of Grand Island

JUN 13 2023

Patricia A. Frenzel

DR
C/SH
715
9/180-

(5)



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-031

Appeal Concerns Property at the following address:

2956 Sunset Dr
Grand Island, New York 14072

Property Owner's Name: Danielle Burngasser

County Tax Map SBL Number: 23.10-2-13

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity:

Request to construct a garage and house addition in the required front and side setbacks

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407-Schedule I attachment I

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Required front yard	50 ft. from front lot line	35 ft.	15 ft. front yard setback for proposed garage
Required side yard setback	15 ft.	12 ft.	3 ft. side yard setback variance

Applicant: Kevin Burngasser, 2956 Sunset Dr, Grand Island, NY 14072-1207

Applicant's Signature / Phone: _____

Date: 6/13/23

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PAID
TOWN CLERK
Town of Grand Island

DR UK (6)

JUN 15 2023

Patricia A. Frenzsel

\$150



APPLICATION FOR AN AREA VARIANCE

ZBA-2023-032

Appeal Concerns Property at the following address:

652 Alt Blvd
Grand Island, New York 14072

Property Owner's Name: TENLP, LLC

County Tax Map SBL Number: 63.02-1-28

Zoning District Classification: R-1A

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity: Request to construct a 18' x 24' detached garage in the required side yard setback

Current Use of Property:

Denial was made because of a violation or conflict with the Zoning Code (s):

State the type of Variance needed:

Name	Requirement	Proposed	Variance Amount
Required side yard setback	15 ft	10 ft	5 ft. side yard setback

Applicant: R & G Construction Co., 31 International Lane, Grand Island, NY 14072

Applicant's Signature / Phone: James C. Saly 716 812-7044 Date: June 14 2023

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APPLICATION FOR AN AREA VARIANCE

ZBA-2023-033

Appeal Concerns Property at the following address:

175 Regency Dr
Grand Island, New York 14072

Property Owner's Name: Eileen Loos

County Tax Map SBL Number: 24.15-1-55

Zoning District Classification: R-1D

The applicant's appeal from decision of the Zoning Enforcement Officer, or on direct appeal from the Planning Board as permitted by State Law, concerns the following:

For the Proposed Activity: Proposed garage approx. 2 feet to property line.

Current Use of Property: Residential

Denial was made because of a violation or conflict with the Zoning Code (s): 407 Attachment I

State the type of Variance needed:

*6/14/23
CORRECTED
TO ADD
GARAGE
SPACE
VARIANCE
RT*

Name	Requirement	Proposed	Variance Amount
Sideyard setback	10 feet	2 feet	8 feet
Area of attached garage	900 sq. ft.	1016 sq. ft.	116 sq. ft area variance for garage space

Applicant: David Loos, 175 Regency Drive, Grand Island, NY 14072

Applicant's Signature / Phone: on Record

Date: 6/16/23

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